

**TOWN OF BARRE
PLANNING BOARD
NOVEMBER 11, 2024**

CALL TO ORDER: The board met at the Town Hall and the meeting was called to order at 6:32 pm by co-chair Mr. Keeler.

BOARD MEMBERS PRESENT

Tom Keeler Jean Depatie
Kurt Dudley Stephen Harling
Ben Mathes Jean Peglow
Gary Palmer (Alt)

BOARD MEMBERS EXCUSED

Wes Miller

Others present: Patrick Olles, Marissa Olles, Stephen Coville, and Kirk Mathes

The Pledge to the Flag was recited.

Mrs. Peglow made a motion and seconded by Mr. Dudley to approve Mr. Palmer as a voting member in Mr. Miller's excused absence.

I. APPROVAL OF MEETING MINUTES

Mrs. Peglow moved to approve the minutes of the October regular meeting with elimination of the extra wording regarding Mr. Leone left under the public hearing section. The motion was seconded by Mr. Mathes and carried (7-0).

II. NEW BUSINESS

Mr. Keeler stated that at our last meeting, Mr. Olles was at our meeting and he is here this meeting with a formal application for a Site Plan review. Mr. Keeler stated there is no need for a public hearing as nothing has changed regarding the Special Use Permit. Mr. Keeler asked Mr. Olles to come up and explain his project. Mr. Olles stated that he is outgrowing his building. The costs of new vehicles are going up and people are keeping their current ones longer. He wants to add three more bays to accommodate to keep up with the demand.

Resolution 26-2024

Introduced by: Steve Harling
Seconded by: Ben Mathes

WHEREAS, an application from Pat’s Auto Repair located on 13305 West Lee Road Albion (93.-1-19.12) owned by Patrick and Marissa Olles for a Site Plan Review on a proposed 40’ x 40’ addition was received

WHEREAS, following review of the submitted drawings

NOW THEREFORE, the Site Plan was approved with conditions that continues from the original Site Plan Review and Special Use Permit Application from December 14, 2020 {All requirements of §350-59 (Motor Vehicle Repair Shop) of the Zoning Local Law are met}

UPON ROLL CALL VOTE:

- Mr. Keeler – Aye
- Mr. DePatie – Aye
- Mr. Dudley – Aye
- Mr. Harling – Aye
- Mrs. Peglow – Aye
- Mr. Mathes – Aye
- Mr. Palmer – Aye

The resolution passed.

Resolution 27-2024

Introduced by: Jean Peglow
Seconded by: Steve Harling

WHEREAS an application from Pat’s Auto Repair located on 13305 West Lee Road Albion (93.-1-19.12) owned by Patrick and Marissa Olles for a Site Plan Review on a proposed 40’ x 40’ addition was received

WHEREAS, as part of its application, the Applicant submitted a Short Environmental Assessment Form dated November 10, 2024, and

WHEREAS, on November 11, 2024, the Planning Board of the Town of Barre declared itself lead agency for purposes of SEQRA review of the proposed action, and

WHEREAS, the Planning Board of the Town of Barre reviewed part two of the Short Environmental Assessment form on November 11, 2024.

NOW, THEREFORE, the Planning Board of the Town of Barre has determined that the proposed action will not result in any significant adverse environmental impacts

UPON ROLL CALL VOTE:

- Mr. Keeler – Aye

Mr. DePatie – Aye
Mr. Dudley – Aye
Mr. Harling – Aye
Mrs. Peglow – Aye
Mr. Mathes – Aye
Mr. Palmer – Aye

The resolution passed

III. OLD BUSINESS

Draft Comprehensive Plan review: The board went through the plan page by page making comments.

- 1-1: The Town Board directed the Planning Board; the planning board basically had direction to start the project and had a say in who to pick the agency leading the project in the beginning
- 2-1: 3rd paragraph under Agricultural District Program was questioned and should be investigated more as we do not want to be restricted down the road with every project
- 2-2: Under Zoning code-do not just list a few, all should be listed, mining should be listed, we do not have R-1 District as of 12/29/2020
- 2-4: Spacing in g should be fixed
- 2-6: No mention of Parks or Recreation, look and compare to current comp plan
- 3-4: Zip code map at least for Medina is totally wrong
- 3-5 Table is correct about mining acres after reviewing again. The referenced map is based on land used by tax parcel and is correct as shown in reference to mining.
- 3-6: Map should be updated to reflect page 3-5; purple areas not all there
- 3-22: It is hard to believe that there are 16 houses in the town worth over \$1,000,000.00 or more and 113 in the county
- 3-23: Are the figures possibly wrong for females 16 years and over in labor force and employed?
- 3-26: Major Industries and Employment Centers #1 3rd paragraph second line are should be our
- 3-26: Major Industries and Employment Centers #3 the projects are approved not proposed. The whole paragraph is confusing with the use of both words proposed and approved being used
- 3-28: Is the 100 fee of transmission voltage line the correct length?
- 3-33: #3 Cable/Broadband – RTO/Ambient has broadband capabilities on the water tower behind the fire hall and on the cell tower on Hemlock Ridge Road
- 3-34: #5 Electricity – The wording does not include 3-phase electric down Maple Street for ½ mile. It does however show it on the map
- 3-35: Key does not list Water District 8 & 9, brown not on the key

- 3-37: What about the electric to the park and any future expansion. Under # 2 What about naming the organization involved with the snowmobile trails. What about the 4-Wheeler Club?
- 3-38: Spelling first line should be residents of not al Barre.
- 3-41: #7: Religious Facilities – West Barre United Methodist Church is no longer United Methodist Church and is just West Barre Church as it disaffiliated from the United Methodist Church.
- 3-42: Color code the voting map i3-4nto the 2 districts making it easier to see
- 3-43 is a blank page
- 4-2: Survey Results and Public Comments first paragraph second to last line word all should be allow
- 4-2: Renewable Energy Second paragraph second line: end second line after 600 feet tall and eliminate will be visible from virtually everywhere in the Town.
General comments: opinions being given and not just in this section there are a lot more. All for full disclosure but why definitely on green energy sections. Not addressed is what is/could be gained not opinions. Anything opinion based should not be included in the plan.
- 4-3: Paragraph about Clear Skies should be eliminated as well as the paragraph about the Hemlock Ridge solar project as anything referencing revenue for landowners should not be included
- 5-1: In the 4th paragraph - it is Manufactured Home not mobile home park now – must be more that 900 sq feet by our current zoning
- 5-1: Planned Industrial/Commercial spacing in title, and in the second paragraph promote it rather than have it be constraints
- 5-3: Sewer System Improvements should include of the business district – Down Rt. 98 to Root Rd. and 31A to Eagle Harbor Rd.
- 5-4: Should be same as current one
- 5-4: Bubble around airport is not large enough
- 6-3: Policy B 1 Short-term explained in key so it is not needed here
- 6-4: Policy B 3 Short-term explained in key so it is not needed here
- 6-4: Policy D 1 Short-term explained in key so it is not needed here
- 6-5: Policy A 1 Short-term explained in key so it is not needed here
- 6-5: Policy A 2 Short-term explained in key so it is not needed here
- 6-5: Policy A 4 What is meant here without permits?
- 6-6: Policy A 2 Short-term explained in key so it is not needed here
- 6-7: Policy A 9 What are they looking for here in particular here?
- 6-8: General comment map was just redone and should be in the plan somewhere
- 6-8: Policy A 3 What is being referred to here?
- 6-8: Policy A 7 Clean water? Do not understand what is being referred to here
- 6-10: Policy A 1 Short-term explained in key so it is not needed here
- 6-11: Policy A 1 Short-term explained in key so it is not needed here
- 6-11: Policy A 4 Where is it?
- 6-13: Policy A 1 Short-term explained in key so it is not needed here
- 6-13: Policy B 1 Short-term explained in key so it is not needed here
- 6-13 Policy B 2 Short-term explained in key so it is not needed here

- 6-14 Policy D No infrastructure
- 7-1: Why is second paragraph under section A is highlighted?
- 7-2: F Stakeholders?
- The town paid for a lot of stuff however, it does not read like it is our plan
- Committee do all have their own opinion
- They did do a survey
- There is a lot of negative in it
- Done to appease a certain group of people
- It should be positive on where do we want to go and not look back
- Should be more forward looking than it is
- What about the grant? Have we received an answer yet?

Everyone was reminded about the training again. Mr. Pogue is taking some heat on this. Please review the spreadsheet and either get it completed or turn in your certificates.

IV. COMMUNICATION

ORLEANS COUNTY PLANNING BOARD

The October meeting was canceled.

V. ADJORNMENT

Mr. Dudley made a motion to adjourn the meeting at 8:52 pm; seconded by Mrs. Peglow and carried (7-0).

Lee A. Preston, Clerk